



SYMONDS + GREENHAM

Estate and Letting Agents



5 Strathearn Street, Hull, HU5 1LZ

£145,000

NO ONWARD CHAIN - FANTASTIC THREE BED TERRACED - POPULAR HU5 LOCATION - CLOSE TO THE UNI AND LOCAL AMENITIES - WELL PRESENTED THROUGHOUT - FRONT AND REAR GARDENS - NEW BATHROOM

This charming three bedroom mid terraced property on Strathearn Street is located in the ever popular HU5 area, close to a range of amenities on Beverley Road, Cottingham Road, and Newland Avenue. The property is also within excellent proximity to good schools and the University of Hull, making it an ideal choice for families, professionals, or those in search of an investment opportunity. Well presented throughout, the property retains some lovely original features while benefiting from modern updates, including a newly fitted contemporary bathroom installed this year and new carpets throughout. Additionally, the partially boarded loft with a Velux window provides excellent storage space and potential for further use.

The ground floor comprises a welcoming entrance hall leading to a cosy living room with a feature fireplace, a spacious dining room ideal for family gatherings and a good sized kitchen with ample worktop and storage space. Upstairs, there are three well proportioned bedrooms, perfect for growing families or home working, and a stylish, recently updated family bathroom.

Externally, the property boasts a good sized rear garden, ideal for relaxation or entertaining, a garage and a small, low maintenance front garden adding to its curb appeal. With its combination of character, modern updates, and a prime location close to schools, the university, and amenities, this property offers a fantastic opportunity for first time buyers, families, or investors.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and doors to dining room and...

LIVING ROOM

14'9 x 12'6 max (4.50m x 3.81m max)

a lovely living room with feature fireplace and bay window

DINING ROOM

13'2 x 12'9 max (4.01m x 3.89m max)

another good sized reception room with electric fireplace and fantastic stained glass doors, leading to...

KITCHEN

17'4 x 7'9 max (5.28m x 2.36m max)

a spacious kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, space for Range style oven, overhead extractor fan, plumbing for washing machine, space for dryer, space for under counter fridge and freezer, under stairs storage cupboard and door to the rear garden

FIRST FLOOR

LANDING

BEDROOM 1

12'9 x 9'7 max (3.89m x 2.92m max)

a well presented double bedroom with fitted units

BEDROOM 2

11'9 x 10'3 max (3.58m x 3.12m max)

another good sized double bedroom

BEDROOM 3

9'5 x 5'5 max (2.87m x 1.65m max)

BATHROOM

a recently installed modern bathroom with low level w/c, sink basin with vanity unit, heated towel rail and panelled bath with overhead shower attachment

OUTSIDE

a good sized rear garden laid with artificial grass and concrete, with slate chipping border and garage, enclosed by timber fencing.

To the front, the property boasts a small, low maintenance front garden with gravel and paved path, enclosed by iron railing and fence

GARAGE

with power supply

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band A

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

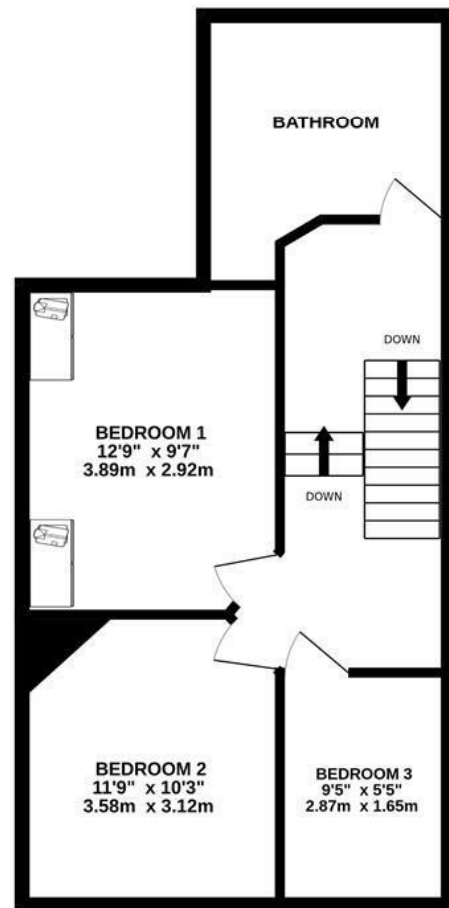
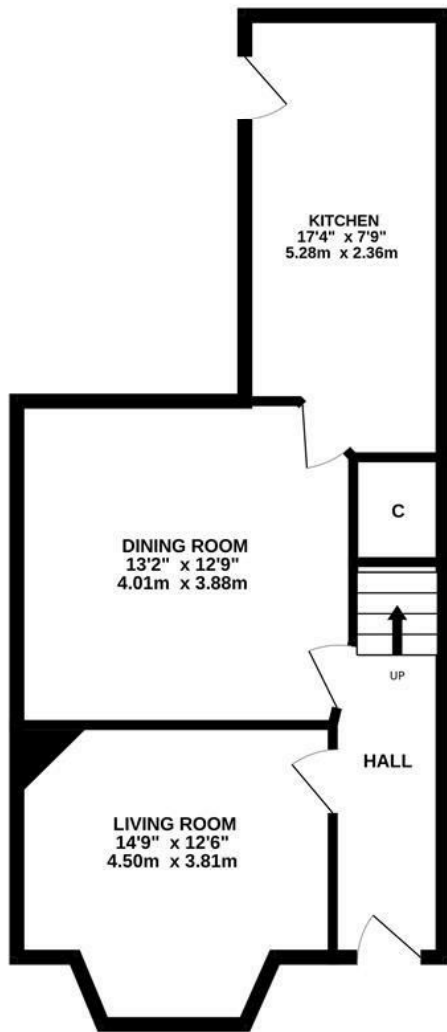
TENURE

Symonds + Greenham have been informed that this property is Freehold.

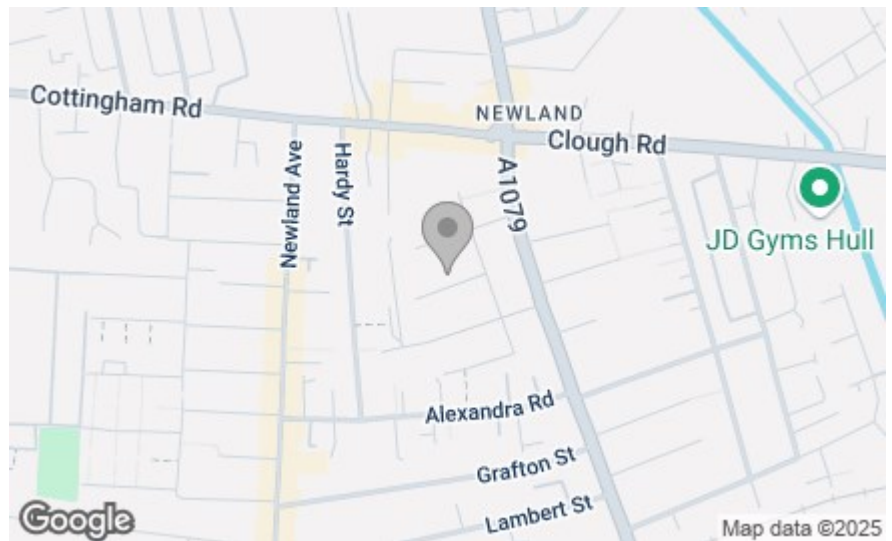
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	